

**REGULAR AND JOINT REDEVELOPMENT AGENCY/CITY COUNCIL MEETINGS
OF
TUESDAY, OCTOBER 12, 1993**

The meeting was called to order at 10:20 a.m.

Roll Call

Present: Members Wolfsheimer, Roberts, Hartley, Stevens, Behr,
Stallings, McCarty, Vargas and Chair Golding
Assistant Secretary: Jack Fishkin

- Item 2.** Adopt resolution approving the Participation Agreement with the Cooperative Campus Religious Centers Regarding the College Community Redevelopment Project.

Motion by Stevens to approve
Second by Vargas
Vote: 9-0

ADOPTED AS RESOLUTION R-2295

- Item 7.** Adopt resolution approving acceptance of \$263,000 as a loan from City Fund 10227, "Contribution to the Redevelopment Agency" to go to the College Community Redevelopment Study, Fund 98100; amending the FY 1994 Project Budget for the College Community Redevelopment Study to include the above \$263,000 in the "Re loans" revenue category and deleting \$200,000 from the "Developer Proceeds" revenue category; increasing the total FY 1994 appropriation for the College Community Redevelopment Study from \$300,000; and amending the FY 1994 Redevelopment Agency budget to reflect the above-described changes.

Motion by McCarty to approve
Second by Roberts
VOTE: 9 to 0

ADOPTED AS RESOLUTION NO. R-2296

- Item 6.** Adopt resolution approving the College Community Redevelopment Project;
- A. Certifying Final Environmental Impact Report, making certain findings regarding the Environmental Impacts of proposed Redevelopment Project, adopting a Mitigation Reporting and Monitoring Program, adopting a Statement of Overriding Considerations; and

October 12, 1993

- B. Approving proposed College Community Redevelopment Plan and Report to Council pertaining thereto.

Companion Joint Public Hearing with City Council, Item 601:

Adopt the resolution in Subitem A and introduce the ordinance in Subitem B:

Subitem-A: (R-94-122 Cor. Copy)

Certifying the final Environmental Impact Report for the College Community Redevelopment Project; making certain findings regarding the environmental impacts of the proposed Redevelopment project; adopting a Mitigation Reporting and Monitoring Program and adopting a Statement of Overriding Considerations.

Subitem-B: (0-94-10)

Approving and adopting the Redevelopment Plan for the College Community Redevelopment Project.

Companion Council Item 336:

Adopt Item 336, Subitems A, B, D, G, and H; introduce Subitems C, E and F:

Subitem-A: (R-94-473)

Certifying the Final Environmental Impact Report for the College Community Redevelopment Project as it pertains to the proposed amendment to the College Area Community Plan, the various rezones to accommodate the Redevelopment Plan, the new Land Use Entitlement Process utilizing a Master Project Plan, and making certain findings regarding the environmental impacts of the proposed actions;

Adopting a Mitigation Reporting and Monitoring Program, and a Statement of Overriding Considerations.

Subitem-B: (R-94-155)

Adopting an amendment to the College Area Community Plan.

Subitem-C: (0-94-19)

Introduction of an Ordinance rezoning various properties within the College Area Community Plan Area, from the R1-5000, R-1000 and R-400 Zones to the R1-40000 Zone; from the

R1-5000, R-3000, R-1000, R-400 and CN Zones to the R-600 Zone; from the R-400 Zone to the CN Zone; from the R1-40000 Zone to the CV Zone; and from the R1-5000 and CP Zones to the CO Zone; and, removing various properties within the College Area Community Plan Area from the Community Plan Implementation Overlay Zone.

Subitem-D: (R-94-472)

Adopting the College Community Redevelopment Project Master Project Plan which sets out the conditions, policies, and development and design guidelines, along with the procedures and conditions governing Phased Project Redevelopment Permits for the College Community Redevelopment Project.

Subitem-E: (0-94-33)

Introduction of an Ordinance amending Chapter X, Article 1, Division 9 of the San Diego Municipal Code by adding a new section 101.0940, entitled "Master Project Plan and Phased Project Redevelopment Permits for the College Community Redevelopment Project Area."

Subitem-F: (0-94-32)

Introduction of an Ordinance amending Chapter XI, Diagram Two, of the San Diego Municipal Code, by adding new text under the Planning Development Section relating to Decision Levels.

Subitem-G: (R-94-123)

Adoption of a Resolution approving the College Area Public Facilities Financing Plan.

Subitem-H: (R-94-121)

Rescinding the existing development impact fees for the College Area Community; and establishing new development impact fees for all properties within the College Area Community as described in the College Area Public Facilities Financing Plan of June 1993.

Councilmember McCarty moved to adopt Council Item 336 Subitems A, B, D, G, and H and introduce Subitems C, E and F.

Pat Hightman, Redevelopment Program Manager, stated that all written and verbal comments presented today would be responded to in writing and available for anyone wishing to see them. She then introduced Paul Robinson and Harry Albers, both representing the San Diego State Foundation; Frank Walden of City Design, and Ron Smith of City Staff.

Ron Smith, City staff Project Administrator, gave the staff report.

Harry Albers, General Manager and Vice President of University Relations gave a brief history on what the Foundation tried to do.

Paul Robinson expressed his belief and that of a third party consultant, the Nattleson Company, that the only way this plan would work is through the redevelopment process.

Eleanor Herzman, property owner in the area, expressed concern regarding access off of Campanile to the proposed parking spaces.

Marjorie Campbell, resident of the area, expressed her opposition to this project and the opposition of the Home Owner's Association, of which she is a member.

Barbara Greene, also a resident and member of the Homeowner's Association, did not believe this was a proper project for redevelopment.

Pauline Graves expressed concern that all students, regardless of income or residency, would be eligible for the proposed student housing.

Kip Howard, developer, believed that the proposed project could not be built by private enterprise acting alone.

Tom Carter said he is a strong believer in the redevelopment process and agrees with Mr. Howard that redevelopment is the only way to have the facilities this great school needs.

Sandy Giverson, San Diego State student and representing 28,000 students, presented a resolution signed by students of SDSU stating that they believe that redevelopment will boost the economy and provide an improved setting befitting students and their relation to the community.

Michael Ashworth, SDSU student and former member of the Project Area Committee, said there is a need for a true college community where students can live together in an environment that is supportive to their university experience. There is a need for new business to bring economic revitalization and necessary commercial services conducive to the needs of the university community.

Ms. Gallagher, executive member of the College Area Community Council, secretary of Community Affairs, and SDSU student, believed that the people most affected by redevelopment will be the students and that they should be able to live in a community of university students. She believed that the best way for them to receive this is through redevelopment.

The meeting adjourned at 12:00 noon.

The meeting reconvened at 2:00 p.m, with all members present.

Ron Smith continued with the staff presentation.

Frank Walden of City Design presented slides and gave a summary of current planning concepts developed by the community, City, Agency and Foundation.

Rich Robinson, representing the County of San Diego, and speaking in opposition, asked that this plan not be adopted, pointing out that the County believes that it meets none of the tests to make it eligible for redevelopment.

Norman Self, secretary of the College Area Community Council and Director of one of the religious centers located in the proposed redevelopment area, urged Council support for the redevelopment project, stating that they believe this is the community's best hope to reverse the degradation of the neighborhood, to address the blight and decay that characterizes part of this community.

Dorothy Leonard, speaking in support of the project for the Cooperative Campus Religious Centers and as a graduate of the old Campus Lab School, said there is blight and a great need to make improvements in the area.

Barbara Barrow, Alumni Director at San Diego State and representing both the Alumni and the Associated Board of Directors, presented a resolution passed by both groups stating that this redevelopment proposal offers the

potential for major improvements in campus life and would provide for the upgrading and beautification of the unsightly area immediately south of the University and expressed strong support for the project.

Robert Trovaten, member of the Project Area Committee and representing the fraternities on the committee, believed that the College area should be a statement to County residents and visitors coming into San Diego of what the City and County really are and what they have to offer. He said there is a great deal of blight in the area and urged the Council to approve this project.

Virginia Philp, representing one of the sororities on campus, said security for women on campus and off is a major concern. Through redevelopment, the women can be together in a separate area in an environment where there can be safety in numbers.

Anthony Navoy, resident in the area for 34 years and representing the College Area Community Council, expressed concerns related to the completion of the EIR Report. San Diego State, being a commuter university, makes traffic the most critical of concerns with no new access to handle the load. He believed that the costs of developing another access should be shared jointly by Redevelopment, State and Federal governments.

Gary Debusschere, Vice Chair of the College Area Community Council, said thousands of hours have been spent by volunteers concerning this project and they believe they have a quality project with the goal of building an urban village for which citizens of San Diego can be proud.

Alice Buck, Chair of the Project Area Committee, said she has been working on this project for six years and they have worked long and hard to bring this into being and she asks the Council support this plan.

E. James Boggus, homeowner adjacent to San Diego State and a PAC member, CACC Executive Board member and an Alumni, said this project would provide for Greek housing improvements which would not otherwise be possible. Mixed-use business will provide improved services for the students, student apartments will provide a choice for students wishing to live adjacent to the University, but not in dorms and the elimination of the deteriorated property will help the community as a whole with an improved quality of life for both the residents and student.

Member McCarty pointed out that everyone had worked very hard on this and believed that as the project area is now, it is a thorn in the side of the community and that redevelopment is an effort to make this a better place to live for the community and the students at the University. She also pointed out that Waring Road is the number one priority in making this work, as there must be an alternative access to this community.

Meeting adjourned into closed session at 3:25 p.m.

Meeting reconvened at 3:52 p.m. with Members Wolfsheimer, Roberts, Stevens, Behr, Stallings, McCarty, Vargas and Chair Golding present. Member Hartley not present.

Member McCarty moved to add to her original motion that the Facilities Plan be approved, to go ahead and approve sub-items G and H, but direct staff, with respect to the Facilities Plan, to move Waring Road to number one priority and the library to number two and the College Avenue widening to the bottom of the list.

Charlene Gabriel replied to Member Roberts' concern regarding extension of the trolley to this area stating that this could be put in the financing plan, but without showing funding as yet.

Member Wolfsheimer felt this project was taking public monies to benefit the private sector, the University and the State and did not believe taxpayer's money should be used when it does not benefit the general public.

Second by Member Roberts

VOTE: 7 to 1 Member. Wolfsheimer voting nay.
Member Hartley absent

ADOPTED AS COUNCIL RESOLUTIONS Item A: R-282799; Item B: R-282788; Item D: R-282801; Item G: R-282802; Item H: R-282802

Member McCarty moved to close the hearing on Item 6 and Companion Joint Public Hearing with the City Council Item 601 A and B and continue to the meeting of October 26, 1993 with the second reading on November 16, 1993.

Second by Member Vargas.

VOTE: 8 to 0 (Member Hartley absent).

Member Hartley entered the chambers.

CONSENT AGENDA

- Item 3.** Adopt resolution approving payments to the San Diego Community College District to alleviate burden and detriment, making certain findings regarding such payments and burden of detriment, approving the Cooperation Agreement and authorizing the Executive Director to execute Agreement.

ADOPTED AS RESOLUTION NO. 2299

- Item 4.** Adopt resolution resolving that the Redevelopment Agency does not agree to the alternative method of distribution of property tax levies and assessments adopted by the County of San Diego (Teeter Plan); decreeing that the existing method of distribution of property tax levies and assessments shall continue to be applicable to the Agency; and directing the Clerk of the Agency to transmit a copy of the resolution to the Clerk of the Board of Supervisors of the County of San Diego.

ADOPTED AS RESOLUTION NO. 2300

- Item 5.** Adopt resolution authorizing the Executive Director to execute a consultant agreement with the Butler-Roach Group, Inc. for preparation of the Environmental Impact Report for the North Park Redevelopment Project.

ADOPTED AS RESOLUTION NO. 2301

Motion by McCarty to adopt Items 3, 4, and 5 on the Consent Agenda.
Second by Vargas
Vote: 9-0.

- Item 8.** Adopt resolution approving the Notice of Intention to Sell Bonds, the Notice Inviting Bids, the Official Statement and Certain Related Matters pertaining to the issuance of Centre City Redevelopment Project Tax Allocation Bonds, Series 1993A (taxable) and Series 1993B (tax exempt).

ADOPTED AS RESOLUTIONS NO. 2302 and 2303

Companion Council Item 337:

Adopt the following resolution:

October 12, 1993

(R-94-466)

Approving the issuance by the Redevelopment Agency of approximately \$58,000,000 aggregate principal amount of tax allocation bonds in one or two series to finance a portion of the cost of as the Centre City Redevelopment Project.

ADOPTED AS COUNCIL RESOLUTION NO. R-282804

Motion by Behr to approve
Second by Member Roberts
VOTE: 9-0

Item 1. Approval of the minutes of September 28, 1993.

Motion by McCarty to approve
Second by Member Vargas
Vote: 9-0

The meeting was adjourned at 6:10 p.m. to the next regular meeting of October 26, 1993.


Secretary of the Redevelopment Agency
of the City of San Diego, California